

# Flood Risk Assessment

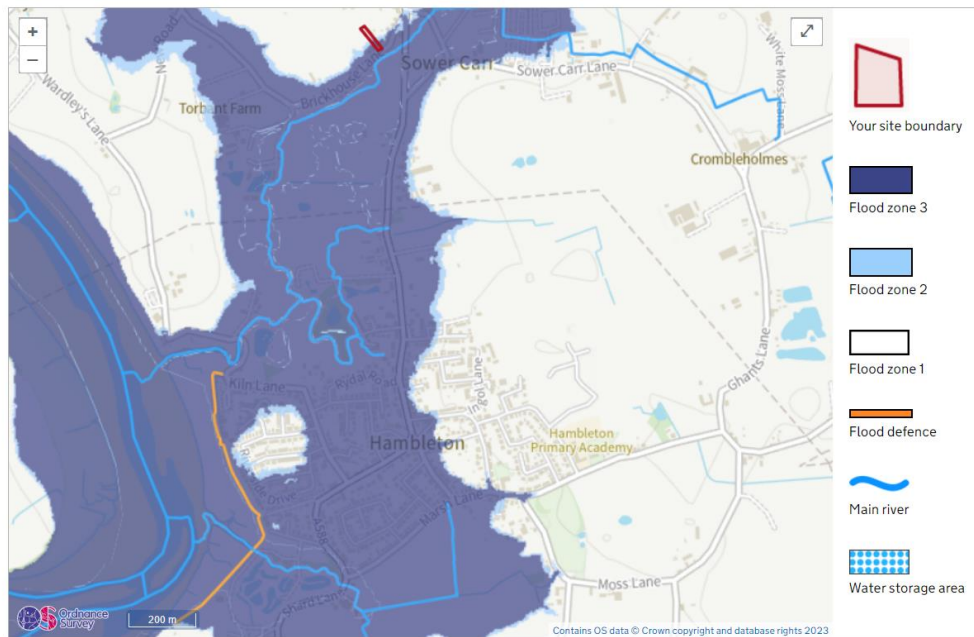
In support of Full Planning Permission

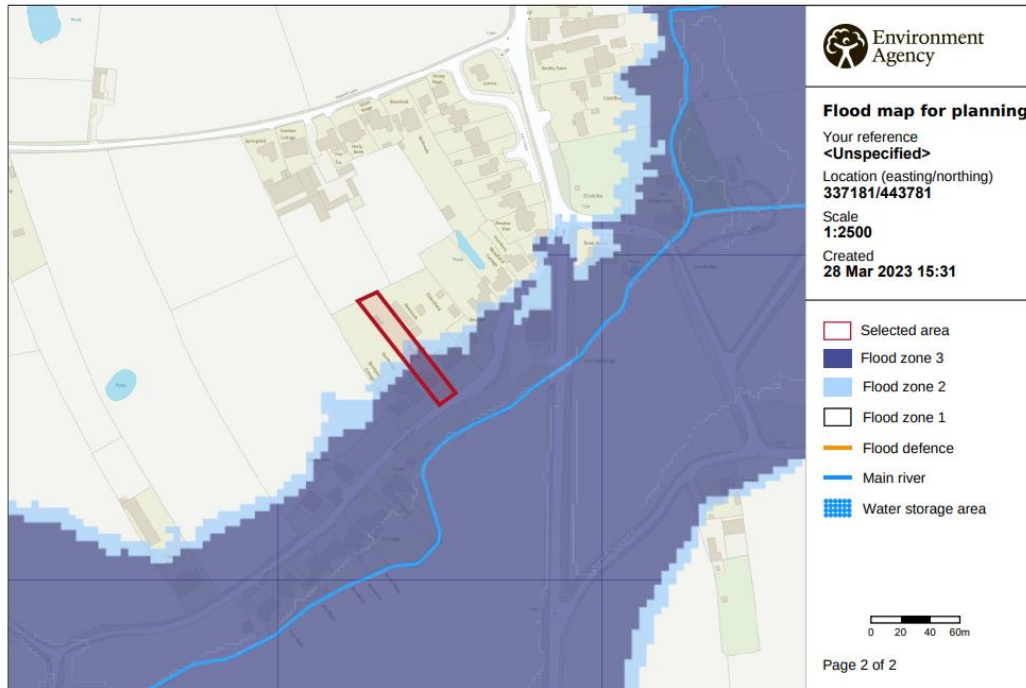
For Erection of Garage at  
Ash Dene  
Brick House Lane  
Hambleton  
FY6 9BG

## Introduction

Flood Risk Assessment in support of a full planning application to provide a garage with storage above at Ash Dene, Brick House Lane, Hambleton, FY6 9BG.

The application site is to the rear of the property and falls within Flood Zone 1. However, the entrance to the site falls within Flood Zone 3. Below is a map showing the flood defence, together with the application site.





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## Flood Zone definitions

### Flood Zone 1

Areas deemed to be in flood zone 1 have been shown to be at less than 0.1% chance of flooding in any year, this is sometimes known as having a 1:1000 year chance.

### Flood Zone 2

Areas deemed to be in flood zone 2 have been shown to have between 0.1% – 1% chance of flooding from rivers in any year (between 1:1000 and 1:100 chance) or between 0.1% – 0.5% chance of flooding from the sea in any year (between 1:1000 and 1:200 chance).

### Flood Zone 3

Areas within flood zone 3 have been shown to be at a 1% or greater probability of flooding from rivers or 0.5% or greater probability of flooding from the sea.

### Flood Zone 3b

Flood zone 3b's are classified as functional floodplain, and are deemed to be the most at risk land of flooding from rivers or the sea.

## Protected Location

The site is protected by established sea defences along the Wardleys Pool at Carr New Bridge and at the junction with the River Wyre. The scheme was updated in 2009 and further enhancements are being made to reduce the chance of flooding in the area.

**Existing drainage**

Water will drain into the existing networks. There is nowhere within the site that water could collect due to the natural topography.

**Flood History**

There has been no evidence of flooding of the proposed site throughout the 29 years the owner has owned the property.

**Access**

The proposed garage is situated on a high elevation to the rear of the existing dwelling. This area falls within Flood Zone 1. Access is via the existing entrance that falls within Flood Zone 3.

**Early Flood Warning Scheme**

The owner of the dwelling has signed up to the Environment Agency Flood Warning Scheme.